

# Extract for Planned Development

---

## Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

---

*Section 2.* The City Clerk is hereby directed to transmit two certified copies of this ordinance to the Division of Highways of the Department of Transportation of the State of Illinois through the District Engineer of District 1 of the said Division of Highways.

*Section 3.* This ordinance shall be in force and effect from and after its passage.

*Failed to Pass—PROPOSED ORDERS.*

The Committee on Finance submitted a report recommending that the City Council *Do Not Pass* four proposed orders transmitted therewith, which had been referred to the committee on May 4, 1977, as follows:

A proposed order for cancellation of Warrant for Collection No. D-098267, in the amount of \$170.00 for the annual maintenance and operating cost of 17 private fire alarm boxes, charged to Cook County Hospital, No. 1835 W. Harrison Street;

A proposed order for cancellation of Warrant for Collection No. D-098316, in the amount of \$10.00 for the annual maintenance and operating cost of one private fire alarm box, charge against the Bernard Horwich Center, No. 3003 W. Touhy Avenue;

A proposed order for cancellation of Warrant for Collection No. D-098389, in the amount of \$10.00 for the annual maintenance and operating cost of one private fire alarm box, charged against the Northwest Home for the Aged, No. 6300 N. California Avenue;

A proposed order for cancellation of Warrant for Collection No. D-098412, in the amount of \$30.00 for the annual maintenance and operating cost of three private fire alarm boxes, charged against Resurrection Hospital, No. 7435 W. Talcott Avenue.

Alderman Frost moved to *Concur In* the committee's recommendations. The Chair thereupon stated the pending questions to be: "*Shall the proposed orders Pass, the recommendations of the committee to the contrary notwithstanding?*"; and the questions being put, said proposed orders *Failed to Pass*, by yeas and nays as follows: Yeas—None; Nays—50.

*Placed on File—MISCELLANEOUS MATTERS.*

The Committee on Finance submitted reports recommending that the City Council *Place on File* miscellaneous documents transmitted therewith. On motion of Alderman Frost the committee's recommendations were *Concurred In*.

The following is a summary of said documents:

A communication from the Children's Benefit League of Chicago and Suburbs dated March 15, 1977, transmitting their 1976-1977 Yearbook and Audit;

Three communications from the Department of Law (referred to the committee on May 4, 1977) transmitting reports of settlements made or judgments entered by the Courts for the months of February, March and April 1977;

A communication from the Department of Public Works dated May 24, 1977, transmitting Monthly Progress Report No. 360 for the month ending April 30, 1977, showing progress of construction on Sewer Bond Issue Projects;

A communication from the B'Friendly Ladies Aid Society dated May 20, 1977, transmitting their 1976 Audit;

A communication from the Ruth Lodge for Handicapped Children, Inc. dated May 31, 1977, transmitting their 1976 Audit.

**COMMITTEE ON BUILDINGS AND ZONING.**

**Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 1-F.**

The Committee on Buildings and Zoning submitted the following report:

CHICAGO, May 31, 1977.

*To the President and Members of the City Council:*

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith (referred to Your Committee on March 21, 1977) to amend the Chicago Zoning Ordinance for the purpose of reclassifying a particular area.

This recommendation was concurred in by 10 members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD R. VRDOLYAK,  
Chairman.

(Signed) FRED B. ROTI,  
Vice-Chairman.

On motion of Alderman Vrdolyak, the committee's recommendation was *Concurred In* and said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Humes, Adduci, Vrdolyak, Huels, Kwak, Madrzyk, Burke, Jaksy, Barden, Shannon, Kellam, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Natarus, Oberman, Simpson, Fifielski, Cohen, Schuller, Block, Saperstein, Stone—50.

Nays—None.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

The following is said ordinance as passed:

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B6-7 Restricted Central Business District and all the B7-7 General Central Business District symbols and indications as shown on Map No. 1-F in the area bounded by:

W. Calhoun Place; N. LaSalle Street; W. Madison Street and a line 162.52 feet west of N. LaSalle Street

167  
to the designation of a Business Planned Development which is hereby established in the area above described subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part of and to no others.

[Plan of Development printed on pages 5369 to 5374 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

**Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 5-G.**

The Committee on Buildings and Zoning submitted the following report:

CHICAGO, May 31, 1977.

*To the President and Members of the City Council:*

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith (referred to Your Committee on February 23, 1977) to amend the Chicago Zoning Ordinance for the purpose of reclassifying a particular area.

This recommendation was concurred in by 10 members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD R. VRDOLYAK,  
*Chairman.*

(Signed) FRED B. ROTI,  
*Vice-Chairman.*

On motion of Alderman Vrdolyak, the committee's recommendation was *Concurred In* and said proposed ordinance was *Passed*, by yeas and nays as follows:

*Yeas*—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Humes, Adduci, Vrdolyak, Huels, Kwak, Madrzyk, Burke, Jaksy, Barden, Shannon, Kellam, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Gutstein, Pucinski, Natarus, Oberman, Simpson, Fifielski, Cohen, Schuller, Block, Saperstein, Stone—50.

*Nays*—None.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

The following is said ordinance as passed:

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 5-G in the area bounded by

the alley next south of and parallel to W. Fullerton Avenue; the alley next west of and parallel to N. Racine Avenue; W. Medill Avenue; N. Racine Avenue; W. Belden Avenue and N. Lakewood Avenue

to the designation of an Institutional-Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages 5375 to 5379 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

**Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 15-P.**

The Committee on Buildings and Zoning submitted the following report.

CHICAGO, May 31, 1977.

*To the President and Members of the City Council:*

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith (referred to Your Committee on March 21, 1977) to amend the Chicago Zoning Ordinance for the purpose of reclassifying a particular area.

This recommendation was concurred in by 10 members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD R. VRDOLYAK,  
*Chairman.*

(Signed) FRED B. ROTI,  
*Vice-Chairman.*

On motion of Alderman Vrdolyak, the committee's recommendation was *Concurred In* and said proposed ordinance was *Passed*, by yeas and nays as follows:

*Yeas*—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Humes, Adduci, Vrdolyak, Huels, Kwak, Madrzyk, Burke, Jaksy, Barden, Shannon, Kellam, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Gutstein, Pucinski, Natarus, Oberman, Simpson, Fifielski, Cohen, Schuller, Block, Saperstein, Stone—50.

*Nays*—None.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

The following is said ordinance as passed:

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Planned Development symbols and indications as shown on Map No. 15-P in the area bounded by

the south line of the right of way of the John F. Kennedy Expressway; a line 100 feet west of the center line of N. Pueblo Avenue; the north line of W. Bryn Mawr Avenue; a line 833.34 feet west of the center line of N. Pueblo Avenue; a line 459.75 feet north of the north line of W. Bryn Mawr Avenue; and N. Delphia Avenue, or the line thereof if extended where no street exists

to the designation of a Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 5380 to 5385 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

BUSINESS PLANNED DEVELOPMENT #167  
STATEMENTS

1. The areas delineated in this application as the proposed "Business Planned Development" are presently owned by the applicant, Chicago Title and Trust Company, as Trustee under a certain Trust Agreement dated the 1st day of May, 1976 and known as Trust No. 10-69000 and consists of seven (7) contiguous parcels of land described as follows:

## PARCEL 1:

Sub-lots 4 and 5 (except the South 1 foot of the Sub-lot 5) of Lot 8 in Block 55 in the original town of Chicago, in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

and

## PARCEL 2:

The South 1 foot of Sub-lot 5 and all of the Sub-lot 5 and all of the Sub-lots 6 and 7 and so much of Sub-lot 8 as lies North of Madison Street; all in Bradstreets Subdivision of Lot 8 in Block 55 in original town of Chicago aforesaid

and

## PARCEL 3:

Lot 2 in the Assessor's division of Lot 7 in Block 55 in the original town of Chicago aforesaid, otherwise described as the East half of said Lot 7 (except the North 50 feet thereof)

and

## PARCEL 4:

Sub-lot 3 of Lots 5 and 7 in Block 55 in the original town of Chicago aforesaid

and

## PARCEL 5:

Lot 4 in Assessor's division of Lots 5 and 7 in Block 55 in the original town of Chicago, aforesaid

and

## PARCEL 6:

Sub-lots 1, 2 and 3 in Albert G. Bradstreets Subdivision of Lot 8 in Block 55 in the original town of Chicago, aforesaid

and

## PARCEL 7:

The North 50 feet of the East half of Lot 7 in said Block 55 (the said North 50 feet of the East half of Lot 7 being also known as Sub-lot 1 in the Assessor's division of said Lot 7 of Block 55 in the original town of Chicago, all in Cook County, Illinois

2. Off-street parking spaces for the total site (Parcels 1 thru 7, both inclusive) will not be provided or required.

Off-street loading shall be provided in compliance with this Plan of Development, computed in accordance with the B6-7 Restricted Central Business District Zoning classification of the Chicago Zoning Ordinance, subject to the review by the Department of Streets and Sanitation and approval by the Department of Development and Planning.

3. The applicant, Chicago Title and Trust Company, as Trustee under Trust No. 10-69000, or its successors, assignees or grantees shall obtain all official reviews, approvals and permits.

4. Any dedication or vacation of streets or alleys, or any release of easements or any adjustments of rights-of-way shall require a separate submittal on behalf of Chicago Title and Trust Company, as Trustee under Trust No. 10-69000 or its successors, assignees or grantees, and approval by the City Council.

5. Any public way or service drive or ingress or egress shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress or egress for motor vehicles, including emergency vehicles. There shall be no parking within any such paved areas.

6. Use of the areas delineated as the proposed "Business Planned Development" will consist of business uses of the general character permitted in the B6-7 Restricted Central Business District classification of the Chicago Zoning Ordinance and in addition the use of the roof for open air sports. Business establishments shall be unrestricted in respect to maximum gross floor areas, subject only to the aggregate maximum floor area ratio set forth in this Plan of Development. The maximum floor area ratio shall be 25.40.

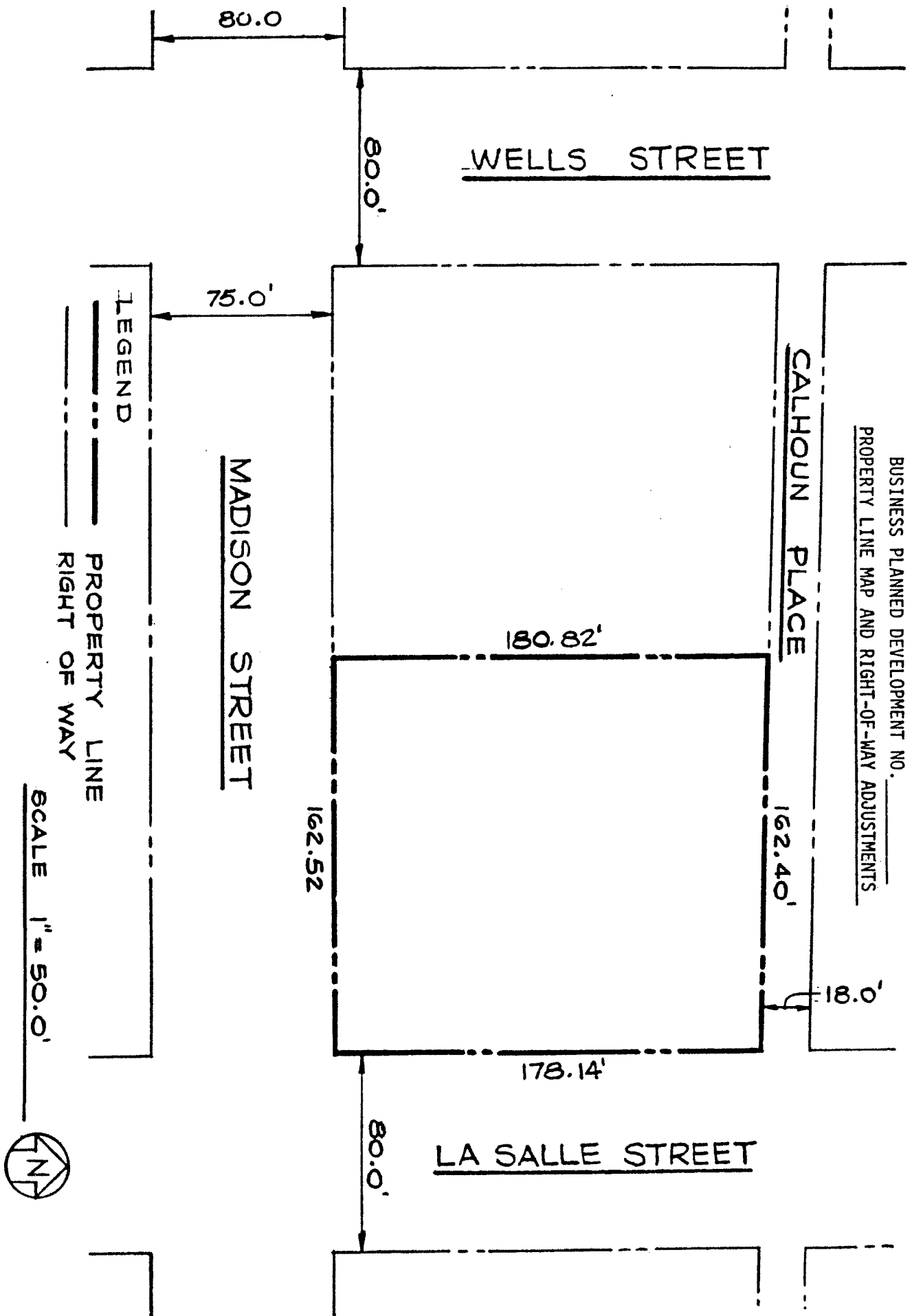
7. Business and business identification signs shall be permitted of the general character permitted in the B6-7 Restricted Central Business District classification of the Chicago Zoning Ordinance. Other business and business identification signs may be permitted, subject to review of and approval by the Department of Development and Planning and the Department of Buildings.

8. The information in the tables and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as Business Planned Development, and illustrates that the development of such area will be in general compliance with the intent and purposes of the Chicago Zoning Ordinance.

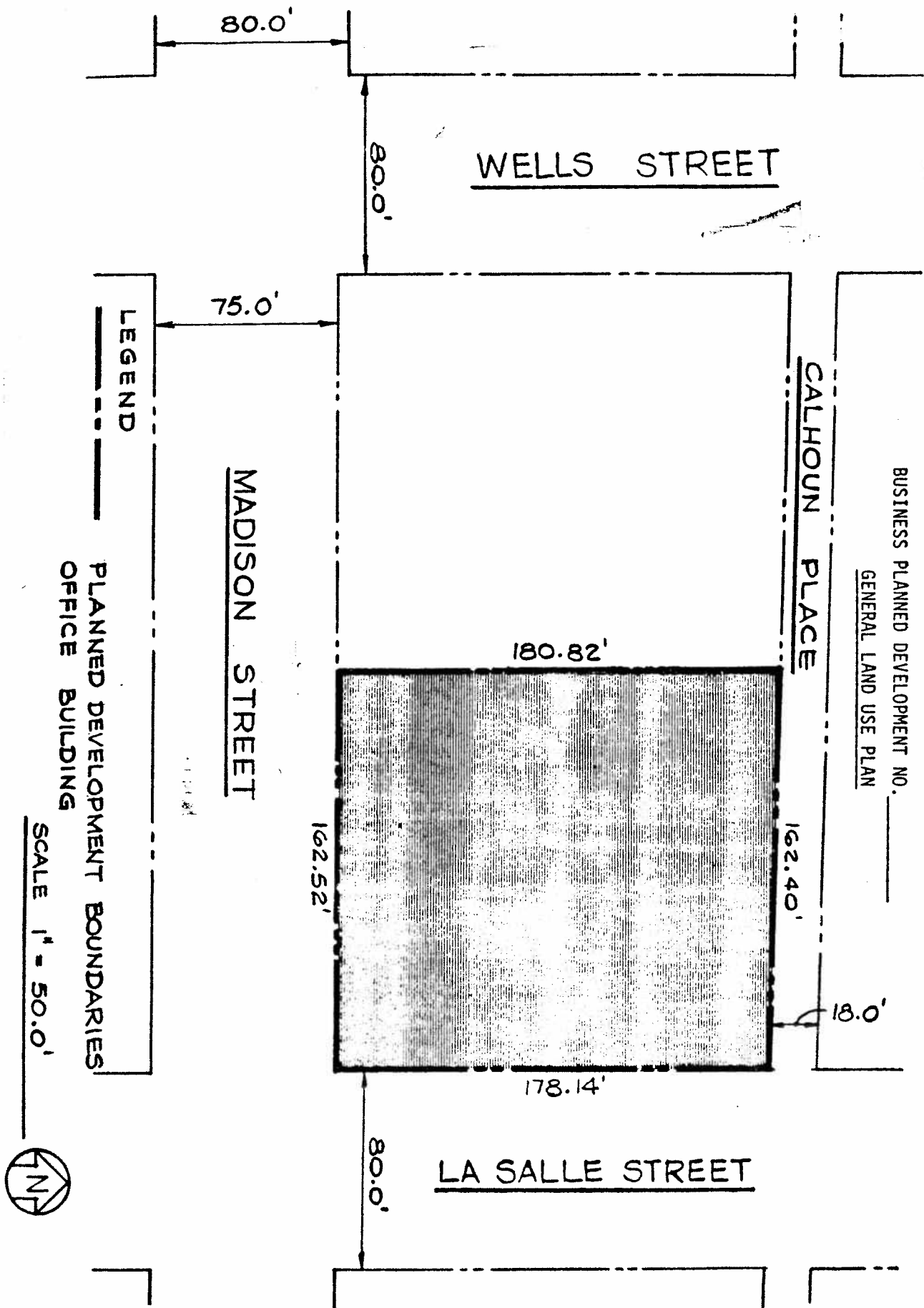
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Development and Planning.

Applicants: Chicago Title and Trust Company, as  
Trustee under Trust No. 10-69000

Date: March 21, 1977









BUSINESS PLANNED DEVELOPMENT  
PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

NET SITE AREA		General Description of Land Uses	Maximum Floor Area Ratio	Maximum Percentage of Land Coverage
Sq. Ft.	Acres			
29,155.45	0.669317	Office building, retail and related uses.  (Not less than 16,000 square feet of ground floor space will be devoted to restaurants and other service uses appropriate to this location subject to the approval of the Com- missioner of Development and Planning.)	25.74	100%

Gross Site Area = Net Site Area 29,155.45 S.F. (0.669317 acres).  
Off-street parking spaces will not be required or provided.

Minimum loading requirements shall be provided in accordance with the B6-7 zoning district requirements of the Chicago Zoning Ordinance; location, number and size subject to review by the Department of Streets and Sanitation and approval by the Department of Development and Planning.

APPLICANT: Chicago Title and Trust Company, as Trustee  
under Trust No. 10-69000

DATE: March 21, 1977  
AMENDED May 12, 1977